Energy performance certificate (EPC)				
88 Smisby Road ASHBY-DE-LA-ZOUCH LE65 2JL	Energy rating	Valid until: 10 April 2033 Certificate number: 9500-7895-0022-6292-3473		
Property type	Mid-terrace house			
Total floor area		78 square metres		

Rules on letting this property



You may not be able to let this property

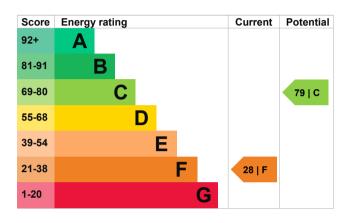
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be C.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 662 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

This property produces 9.2 tonnes of CO2

This property's potential 2.4 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£831
2. Floor insulation (solid floor)	£4,000 - £6,000	£134
3. Increase hot water cylinder insulation	£15 - £30	£112
4. Draught proofing	£80 - £120	£59
5. Low energy lighting	£45	£115
6. Hot water cylinder thermostat	£200 - £400	£66
7. Heating controls (room thermostat and TRVs)	£350 - £450	£477
8. Condensing boiler	£2,200 - £3,000	£628
9. Solar water heating	£4,000 - £6,000	£96
10. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£156
11. Solar photovoltaic panels	£3,500 - £5,500	£679

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£4381
Potential saving if you complete every step in order	£2676

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property			
Type of heating	Estimated energy used		
Space heating	19996 kWh per year		
Water heating	4362 kWh per year		
Potential energy savings by installing insulation			
Type of insulation	Amount of energy saved		
Loft insulation	3054 kWh per year		
Solid wall insulation			

Saving energy in this property

Find ways to save energy in your home by visiting <u>www.gov.uk/improve-energy-efficiency</u>.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Brian Hatwell
Telephone	0203 397 8220
Email	support@propce

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

ert.co.uk

Elmhurst Energy Systems Ltd EES/025322 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 11 April 2023 11 April 2023 RdSAP